

SPECIAL TOWN MEETING No. 2
May 20, 2008

1. Acceptance of MGL Statue: Exemption of Low-Income Seniors from Proposition 2-1/2 Overrides
2. Ratification of Prior Town Meeting Votes
3. Citizen Petition: Home Rule Petition Eliot School – Lease and/or Sale
4. Citizen Petition: Amend Zoning By-Laws – Eliot School District
5. Abandonment of Easement, Acceptance of Easement – Rockland St.
6. Citizen Petition: Disclosure of Perquisites to Town employees, Elected or Appointed Officials

ARTICLE 1
Acceptance of MGL c59, section 5, clause Fifty-second A;
Exemption for Low-Income Seniors from Proposition 2 ½ Overrides
(Board of Selectmen)

To see if the Town will vote to accept the provisions of legislation which would provide an abatement of an amount equal to any increase in property taxes attributable to a Proposition 2 ½ Override vote, whether such legislation is identified as Massachusetts General Laws, Chapter 59, Section 5, Clause Fifty-second A, or is identified by some other designation; or otherwise act thereon.

ARTICLE 2
Ratification of Prior Town Meeting Votes
(Town Clerk)

To see if the Town will vote to ratify, validate and confirm all acts and proceedings taken by the Town at the 2007 spring annual town meeting and the 2007 fall annual town meeting; or otherwise act thereon.

ARTICLE 3
Home Rule Petition – Eliot School Lease and/or Sale
(Paul Griesmer, et al)

- A. To see if the Town will vote to authorize the Board of Selectmen
- i.) to petition the General Court to enact legislation which, notwithstanding the provisions of Chapter 40 Section 3 of the Massachusetts General Laws or any general law or special law or ruling or contract or regulation to the contrary, would
 - a. authorize the Board of Selectmen to issue a Request for Proposals to lease for a term not to exceed 99 years (including any renewal terms) and simultaneously offer for sale, the property at 5 Auburn Street in Natick, Massachusetts which is now or formerly known as the Eliot Elementary School and
 - b. which would authorize the Board of Selectmen to enter into a lease for said property for a term not to exceed 99 years or to sell said property pursuant to the same or combined RFP process including a lease to purchase or similar arrangement and
 - c. to provide for an adequate mechanism for comparing any lease and purchase bids in such an RFP process and
 - d. to allow for qualifying bids and best and final bids to be solicited as part of such an RFP process and

- e. to allow the Town to restrict and/or to reserve the development and/or use and/or subsequent transfer of any part or all of said property by temporary or permanent deed restriction, easement, historic preservation clause, lease clause or other means and
 - f. to solicit bids both with and/or without any or all such restrictions and to allow the Town's so called open space fund to be a bidder and/or buyer (either based solely and entirely on Town Meeting's decision or also subject to the involvement of the Conservation Commission or other board) for all or part of the property and/or difference in such bids and
 - g. which would provide for bidders' due diligence, including but not limited to site inspections and tours of said property, at the Town's sole and absolute or other discretion but not to interfere with the reasonable operations of the current Tenant and
- ii.) to solicit bids and issue RFP's for the lease and sale of said property provided that
 - iii.) the terms of any lease or sale must be approved by a subsequent Town Meeting and
- B. To see what sums of money the Town will raise, appropriate or transfer from available funds for the purpose of conducting lessor/seller due diligence studies before any RFP process for such matters including but not limited to architectural, engineering, soils, structural, legal or other matters pertinent to an informed RFP process

Or take any other action relative thereto regarding any or all of the above.

ARTICLE 4

Amend Zoning By-Laws – Eliot School District

(Paul Griesmer, et al)

To see what actions the Town might take and/or to see what amendments the Town might make with regard to the zoning, permitted uses, definitions, Special Permit Granting authority provisions, restrictions, creation of overlay districts and/or any other amendments of or to the Zoning By Laws of the Town of Natick with regard to the district and/or districts within which the so called Eliot School property (which is now or formerly known as the Eliot Elementary School) at 5 Auburn Street in the Town of Natick is located and/or make any other changes to the Zoning By Laws consistent with the above and/or take any other action relative thereto.

ARTICLE 5
Abandon Easement and Accept Easement – Rockland Street
(Town Administrator)

To see if the Town will vote to abandon an easement for drainage purposes granted by Steven E. Olenick to the Inhabitants of the Town of Natick by instrument dated October 6, 1992 and recorded with the Middlesex South Registry of Deeds at Book 22475, Page 002; provided that no money or other consideration shall be paid by or on behalf of the Town of Natick for such abandonment. Said easement is located on the property at 88 Rockland Street, Natick, MA, which property is shown on Town of Natick Assessors' Map 66 as Lot 11. Said easement is shown on a plan entitled "Plan of Land in Natick, Mass. (Showing Town of Natick Drain Easement) over Land of: Steven E. Olenick", Scale 1" = 20', Dated September 23, 1992, prepared by MacCarthy & Sullivan Engineering, Inc., 41 Beacon Street, Framingham, Mass., which plan is filed with the Middlesex South Registry of Deeds as Plan No. 845 of 1992 in Book 22475, Page 001.

and further, to see if the Town will vote to authorize the Board of Selectmen to accept on behalf of the Town of Natick from the owner(s) of said property at 88 Rockland Street, Natick, MA a grant of an easement for drainage purposes, provided that no money or other consideration shall be paid by or on behalf of the Town of Natick for the grant of such easement. The purposes of said drainage easement shall include, without limitation, construction, reconstruction, installation, relocation, inspection, maintenance, repair, and replacement of drainage pipes and appurtenant structures and related equipment, excavation, regrading and refilling of soil in the easement area; and entry upon the easement area for such purposes. Said easement shall be located on the property at 88 Rockland Street, Natick, MA, which property is shown on Town of Natick Assessors' Map 66 as Lot 11, and on abutting property shown on Town of Natick Assessors' Map 66 as Lot 10D, which property is currently owned by the owners of the property at 88 Rockland Street, Natick, MA. Said easement is shown on a plan of land, a copy of which is on file in the office of the Natick Town Clerk;

or otherwise act thereon.

ARTICLE 6
Disclosure of Perquisites to Town Employees, Elected or Appointed Officials
(Bruce A. Snow, et al)

Motion A:

Move that as part of the budget, the town will make a full disclosure about any perquisites given to town employees. This information will be made to members of the Finance Committee, to Town Meeting, and it will be made available to the general public. The town will disclose the following:

- 1) an identification of each perquisite
- 2) the name and/or job title of each recipient of a perquisite
- 3) the monetary value of each perquisite
- 4) an identification of any restrictions or limitations if any, on the use of each perquisite

Motion B:

Move that the town will disclose the same information as found in parts 1 through 4 of Motion A to the Finance Committee, to town meeting, and the general public when perquisites are included in employee contracts that are to be voted on by town meeting.

Motion C:

Move that the town will disclose the same information as found in parts 1 through 4 of Motion A to the Finance Committee, to town meeting, and the general public when perquisites are granted to anyone holding an elected or appointed position in town.